

need
CHAPMAN/ed

CERE-RP (405)

3 September 1996

MEMORANDUM FOR SEE DISTRIBUTION

DOWNNEY 

SUBJECT: Homeowners Assistance Program (HAP) Appraisals - Policy
Memorandum 96-3

1. Increasingly, we have received requests for copies of HAP appraisals from applicants. It has been standard practice to refuse to provide appraisals, on the basis they were interagency memorandum within the meaning of exemption 5 of the Freedom of Information Act.
2. HAP appraisals are not used to negotiate acquisition or disposal of property as part of our military or civil missions as other appraisals may be. HAP properties are only acquired as a convenience to the applicants; therefore, the Director has decided there is no reason for denying to provide copies of HAP appraisals when requested. This decision is only for appraisals pertaining to establishing market values in HAP. No other appraisals should be released.
3. Appraisals containing proprietary or confidential information should be excluded. Additionally, appraisals from nondisclosure states must be sanitized to protect confidentiality of appraisers' sources of information.
4. Decisions regarding other appraisals must be considered on a case by case basis in order to determine whether or not release would be detrimental to the Government or compromise the Government's position.

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5. This policy is effective immediately.

FOR THE DIRECTOR:

15/
DON C. CHAPMAN
Chief, Realty Services Division
Directorate of Real Estate

DISTRIBUTION:

COMMANDER

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